

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF AUGUST 21, 2013

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, August 21, 2013** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

### REZONING

1. **74 Montagu St, 154 Bull St & O Barre St (Harleston Village - Peninsula) TMS# 4570204043, 4570204031 & 4570204063** – 0.47 ac. Request rezoning to include the subject properties in the School Overlay (S).

Owner: Miss Mason's School (Mason Prep) – Erik Kreutner  
Applicant: Seamon, Whiteside & Associates, Inc

### ZONINGS

1. **206 Tanglewood Ave (Ashley Forest - West Ashley) TMS# 4181300064** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
2. **451 Folly Rd (James Island) TMS# 4240900064** – 0.31 ac. Request zoning of Residential Office (RO). Zoned Office Residential (OR) in Charleston County.

### ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Sections 54-239, 54-273, 54-922 and 54-942 requirements that adjoining property owners be provided notice, by mail, of certain applications to be considered by the Board of Architectural Review, the Design Review Board, the Boards of Zoning Appeals and the Planning Commission.**  
Contact: Lee Batchelder, Zoning Administrator
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to revise the regulations for gasoline stations.**  
Contact: Lee Batchelder, Zoning Administrator
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to revise the minimum requirements for lot frontage and lot area for residential subdivisions.**  
Contact: Lee Batchelder, Zoning Administrator
4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by reestablishing staggered terms and establishing term limits for members of the Planning Commission.**  
Contact: Lee Batchelder, Zoning Administrator

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **PRELIMINARY & FINAL PLATS**

1. **JESSY ELIZABETH RD** – TMS# 3120000160, 1.91 ac, 6 lots, SR-1. Preliminary subdivision plat approval pending.
2. **120 FAIRCHILD ST (DANIEL ISLAND)** – TMS# 2750000119, 8.2 ac, 3 lots, DI-GO. Preliminary subdivision plat under review.
3. **91 EAST BAY ST (PENINUSLA)** – TMS# 4580903099, 0.208 ac, 2 lots, SR-5. Preliminary subdivision plat under review.
4. **DANIEL ISLAND DR (DANIEL ISLAND, PARCEL CC, PHASE 5)** – TMS# 2750000110, 16.79 ac, 26 lots, DI-R. Preliminary subdivision plat approval pending.
5. **DANIEL ISLAND DR (DANIEL ISLAND, PARCEL E, PHASE 2 )** – TMS# 2750000110, 7.65 ac, 10 lots, DI-R. Revised preliminary subdivision plat approval pending.
6. **CLARK HILLS CIR (GRACE PLANTATION – JOHNS ISLAND)** - TMS# 2530000199, 31.504 ac, 25 lots, SR-7. Preliminary subdivision plat approval pending.
7. **MAYBANK HWY (MAYBANK GATHERING PLACE, PHASE 1 – JAMES ISLAND)** – TMS# 4240000001, 22.26 ac, 3 tracts & R/W, GP. Preliminary subdivision plat approval pending.
8. **BROWNSWOOD RD (SWYGERT'S LANDING, PHASE 3 – JOHNS ISLAND)** – TMS# 3120000050, 36.17 ac, 26 lots, C/ND. Preliminary subdivision plat under review.
9. **73 COOPER ST & 6 SHEPPARD ST (PENINSULA)** – TMS# 4590504059, 0.08 ac, 2 lots. Preliminary and final subdivision plats under review.
10. **PARKLAWN DR (CAROLINA BAY)** – TMS# 3070000094, new R/W. Final subdivision plat approval pending.
11. **MORRIS ST & DEREEF CT (MORRIS SQUARE, PHASE 2 – PENINSULA)** – TMS# 4601201090, 092, 094, 095, 096 & 134, 1.74ac, 35 lots, PUD. Final subdivision plat under review.

### **ROAD CONSTRUCTION PLANS**

1. **DANIEL ISLAND DR (DANIEL ISLAND, PARCEL CC, PHASE 5)** – TMS# 2750000110, 16.79 ac, 26 lots, DI-R. Road construction plans under review.
2. **DANIEL ISLAND DR (DANIEL ISLAND, PARCEL E, PHASE 2)** – TMS# 2750000110, 7.65 ac, 10 lots, DI-R. Road construction plans under review.
3. **CLARK HILLS CIR (GRACE PLANTATION – JOHNS ISLAND)** - TMS# 2530000199, 31.504 ac, 25 lots, SR-7. Road construction plans under review.
4. **MAYBANK HWY (MAYBANK GATHERING PLACE, PHASE 1 – JAMES ISLAND)** – TMS# 4240000001, 22.26 ac, 3 tracts & R/W, GP. Road construction plans under review.
5. **BROWNSWOOD RD (SWYGERT'S LANDING, PHASE 3 – JOHNS ISLAND)** – TMS# 3120000050, 36.17 ac, 26 lots, C/ND. Road construction plans under review.
6. **CANE SLASH RD (TWIN LAKES, PHASE 1 – JOHNS ISLAND)** – TMS# 3450000001, 29.35 ac, 39 lots, SR-1/CLUSTER. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).